

City of Eureka

Downtown Core Area Reconnaissance Survey for the Recent Past

Draft 1

Submitted to:

City of Eureka
Community Development Department
531 K Street
Eureka, CA 95501

Submitted by:

CIRCA: Historic Property Development
One Sutter Street, Suite #910
San Francisco, CA 94104
October 2004

Edited by:

Sidnie L. Olson

The preparation of this document was funded through the California State Office of Historic Preservation 2003/2004 Certified Local Government Grant program, Grant Project Number 06-03-18204

City of Eureka Mayor and City Council

Peter La Vallee, Mayor
Mary Beth Wolford, Ward 1
Virginia Bass-Jackson, Ward 2
Jeff Leonard, Ward 3
Chris Kerrigan, Ward 4
Mike Jones, Ward 5

City of Eureka Historic Preservation Commission

Ted Loring, Jr., Chair
Tom Binnie
Bill Hole
Melanie Kuhnel
David Lindberg
Chuck Petty
Pam Service

City of Eureka Community Development Department Staff

Kevin R. Hamblin, AICP, Director
Sidnie L. Olson, AICP, Senior Planner
Becky Caldwell, Administrative Services Assistant

The activity which is the subject of this report has been financed in part with Federal funds from the National Park Service, Department of the Interior, through the California Office of Historic Preservation. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does mention of trade names or commercial products constitute endorsement or recommendation of the Department of the Interior or the California Office of Historic Preservation.

Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally assisted programs on the basis of race, color, sex, age, disability or national origin. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to:

Director, Equal Opportunity Program
U.S. Department of the Interior
National Park Service
P.O. Box 37127
Washington, D.C. 20013-7127

Downtown Core Area Reconnaissance Survey for the Recent Past

This report establishes a foundation for formulating planning efforts with a focus towards historic preservation within the City of Eureka's Downtown Core Area; it also forms the basis for additional review, research and documentation of historic resources in the downtown core area.

Because of geographic and physical constraints, the availability of vacant developable land within the City is very limited, particularly commercial and industrial lands. As such, when it comes to commercial and industrial development, the focus is primarily on redevelopment and in-fill development. Clearly, one of the prime areas for redevelopment/in-fill development is the downtown commercial core area – the subject of this report.

Although the City does not require off-street parking for core area commercial uses, because of the heavy reliance on the private automobile many developers who are expending great dollar amounts on redevelopment insist that off-street parking be constructed to support their development. At present, the method for obtaining vacant land for surface parking is to demolish nearby buildings. This, of course, poses a substantial risk to historic resources in the downtown core area. Although the City remains committed to preservation of our historic resources, we also are very cognizant of the necessity for economic development. It is this pressure for redevelopment and the need to balance redevelopment efforts with historic preservation that resulted in the City's grant proposal for the preparation of this report. The City's desire is to gain a framework in which to formulate a plan that fairly balances these often competing pressures (i.e., redevelopment and historic preservation).

Table of Contents

Section	Page
1.0 Background and Objectives	1
1.1 Introduction	
1.2 Location and Boundaries	
1.3 Survey Objectives	
2.0 Methodology	2
2.1 Survey Methodology	
3.0 Findings	3
3.1 Survey Findings	
4.0 Recommendations	5
Appendix A	
Master List of Addresses and Parcels	
Appendix B	
Survey Forms (DPR 523A)	
Appendix C	
Historic Photographs (partial selection from the Lloyd Stine Collection)	
Bibliography	

1.0 Background and Objectives

1.1. Introduction

The Historic Context Statement for the Recent Past & Downtown Core Area Reconnaissance Survey has been developed for the City of Eureka and was prepared with the support of Certified Local Government grant (Grant Project Number 06-03-18204). Findings from both the survey and the context framework are intended to help evaluate historic resources constructed between c. 1935-1965 in the Core Area of downtown Eureka. The Historic Context Statement framework is provided in a separate report.

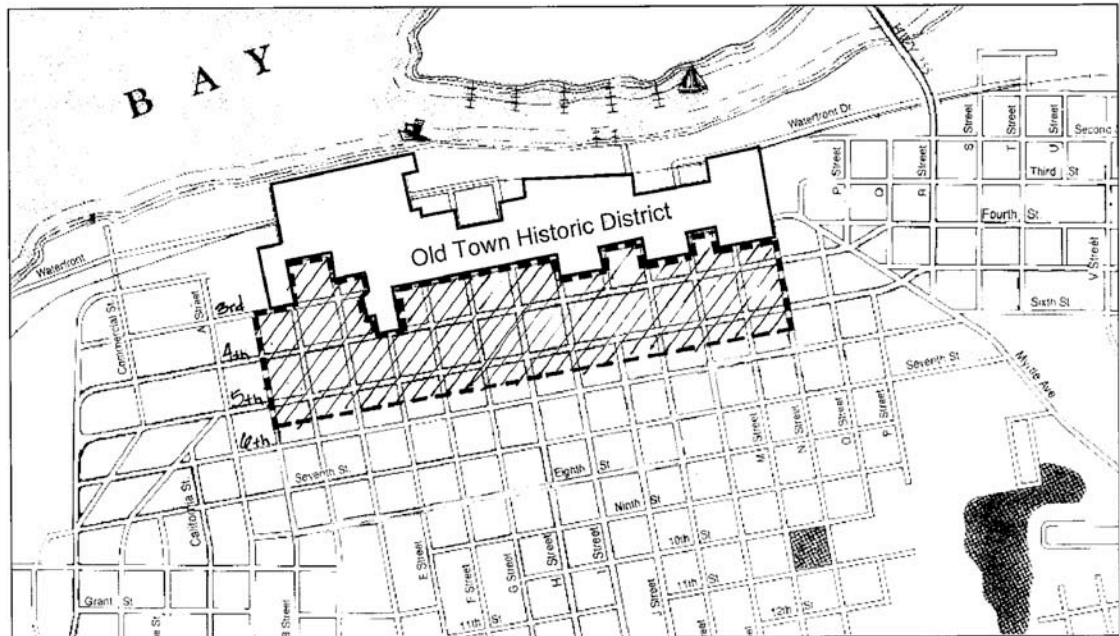
1.2. Location & Boundaries

The Downtown Core Area project area contains approximately 26 blocks and is generally defined as the area

- East of "B Street
- West of "N" Street
- South of southern line of the Old Town Historic District
- North of the 1/2 block between 5th & 6th Streets.

The Reconnaissance Survey was conducted for the area shown on the map below.

Downtown Eureka Reconnaissance Survey



(from Eureka Visitors Map, North Coast Advertising Agency, 1986)



1.3. Survey Objectives

This Downtown Core Area Reconnaissance Survey identifies previously unrecognized properties constructed during the period of approximately 1935 to 1965. The survey area also includes properties that were constructed prior to 1935 and after 1965. The goal of the survey is to identify buildings that are important specifically to Eureka's history and development patterns. It is assumed that these buildings will be evaluated for significance at a later date.

2.0 Methodology

2.1. Survey Methodology

A Reconnaissance Survey is an investigative field survey of structures located within an identified area. The *Primary Record* (State of California Department of Parks and Recreation 523a form) is the minimum level of information needed to be included in the Office of Historic Preservation filing system. The *Primary Record* gives an overview of each property from which a preliminary evaluation based on intact character defining features may be developed.

Eureka's Historic Preservation Commission volunteers determined boundaries for the Downtown Core Area Reconnaissance Survey. Each property within the district was listed on a master list with address, assessor parcel number, construction date if known, and any additional notes. Approximately 210 addresses and parcels were identified (see Appendix A).

In addition to identifying the property and clear physical description of the property is given. The description includes character-defining features such as construction details, materials, massing, floor plan roofline, etc. that convey the physical attributes of the property. Each property was assessed for integrity. Integrity is the measure by which properties are evaluated. To retain integrity a property must have most of the seven aspects of integrity as defined by the National Register Criteria for Evaluation. The seven aspects of integrity are quoted as follows:

- Location = Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design = Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting = Setting is the physical environment of the historic property.
- Materials = Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration form a historic property.
- Workmanship = Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

- Feeling = Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association = "...is the direct link between an important historic event or person and a historic property"

Upon returning from the survey work, all of the field information was entered onto electronic DPR 523a forms. Properties considered potentially historic were keyed using the "other identifier" section of the Primary Survey form to record the designated building number to correspond to the master list. Of the original 240 addresses and sites (includes multiple address in single buildings), 55 buildings were surveyed. The project area was surveyed on July 22 and 23, 2004. Sheila McElroy (Consultant) was assisted in the field by volunteers Ron Kuhnel and Chuck Petty. Building permits and period Sanborn Maps were used to confirm alterations or changes to the properties, and Assessor records were used to confirm construction dates.

Of the 55 buildings surveyed, 36 buildings were within the 1935-1965 study period and retained enough integrity to be considered potentially historic. Completed survey forms are contained in Appendix B.

3.0 Findings

3.1. Survey Findings

Due to budget constraints in-depth research and evaluation was not in the scope of work for the Eureka survey, however, material was made available through limited research and volunteer efforts. Several properties were identified in the historic photographs (Appendix C) from the Lloyd Stine collection housed at the Humboldt County Historical Society. In some cases these images confirmed construction dates or alterations for properties. Properties where historic photos were confidently matched are as follows: 1039 4th, 605 4th St, 523 5th, 402 F St, 723-734 5th St, 324 F St, 520-528 5th St, 442 5th St, 215 C St, 108 4th St, 302 4th St, 203 5th St, and 306 F / 412 3rd St. Other property and photograph matches could not be confirmed. Building permit records and County Assessor files were utilized to confirm information as well. Several buildings within survey area were constructed prior to 1935 and therefore fell out of the period of 1935-1965. Others were significantly altered and no longer retained enough integrity to be considered for the survey.

Comparing Sanborn Maps for the years 1949-1958 (years 1930-1948 were not available) and period photos (1935-1960) it was observed that the north east corner of 4th and J street, south west corner of 3rd and H streets (half a block), south west corner 4th and H streets, north west corner 5th and D streets, south west corner 5th and E streets, south side of 3rd between G and H streets, south east corner 3rd and G streets (half block), south east corner 3rd and C streets, north west

corner 3rd and D streets, and the south west corner of 2nd and D streets and the entire civic center site were demolished.

Overall, the existing building stock within the study area has been compromised due to demolitions, new construction, inappropriate renovations and surface parking lots that create radical incongruities in development patterns for the entire downtown core. The surveyed properties were generally in good condition but many exhibited deferred maintenance that could threaten the integrity of the property. The area most intact is the mixed use cluster that also includes properties earlier than 1935 on the 400 block of 3rd, going south on F to 4th Street and is better understood as an extension of the existing Old Town Historic District to the north as opposed to a standalone district. Other smaller groupings do appear. The 400 block of 3rd and the 500 block of 5th Streets have almost continuous examples of Moderne Style storefront on older buildings. The pairing of 723-734 5th and 730 5th has a shared plaza that sets-off the modern, mid-century styling of the two properties. The pair of Minimal/Traditional Style dwellings (now used for offices) at 504 and 510 K Street also represents a residential building trend at the upper (east) section of 5th Street. Individual properties in the 1100 block of 4th and 5th reflect the government or civic use in that area including a large motel property that was named “City Center Motel” in 1955.

4.0 Recommendations

The Downtown Core Area Reconnaissance Survey is intended to identify historic resources constructed between c. 1935-1965 in the Core Area of downtown Eureka. Historic Context for the Recent Past recommendations are discussed in a separate document. The following Survey recommendations are offered to help move preservation efforts in the City of Eureka to the next appropriate phase and to provide suggestions for a more efficient approach.

1. Construction dates from Assessor files should be identified in addition to the Assessor Parcel Number and address for each property prior to or immediately following survey work.
2. Provide background data such as legible copies of Sanborn maps, previous survey forms (if any) or reports, photographs, biographical information, newspaper articles and any other available information relevant to the period of significance.
3. Properties surveyed should be recorded utilizing the most recent State of California Status Codes and by completing the State of California *Building, Structure and Object Record* form.
4. Properties surveyed should be evaluated utilizing National Park Service publications *How to Apply National Register Criteria for Evaluation*, National Register Bulletin 15, *Guidelines for Completing National Register of Historic Places Forms*, National Register Bulletin 16 A, and *Guidelines for Evaluating and Nominating Properties That Have Achieved Significance Within The Past Fifty Years*. National Register Bulletin 22.
5. Consider conducting a survey and evaluation of all properties on the south side of the of 3rd Street between C and G, and F Street between 3rd and 4th Street to identify the potential of being included in the Old Town Historic District.
6. Construction projects that require a building permit should be reviewed for consistency with the Secretary of the Interior Standards before the issuance of building permits (for those properties surveyed)
7. Careful and selective demolition or removal of inappropriate treatments may uncover important character defining features for some properties and should be monitored.
8. Actively promote the Local Incentive Programs such as the Revolving Loan Fund and the Facade Improvement Program to protect and retain integrity of properties surveyed
9. Implement and monitor the policies outlined in the draft Historic Preservation Plan to protect and preserve properties surveyed.

These recommendations are respectfully submitted.

APPENDIX A

APN	Address(s)	Name of Business	Est. Age	Notes	order
232-010	1232 5th	The Lube Rack	50's-60's		1
232-011	1208 5th	Pro Pacific			2
233-005	512/510 M	Classic Cut (512), WD Olsen (510)	older		3
233-005	1140 5th	Farmers Insurance			4
233-005	1136 5th	Just For Men			5
233-004	1134 5th	Luna's	could be new		6
233-003	1122/1124/1126 5th	Four Paths School (1122), Apt 1124, ILWL (1126)			7
233-002	1112 5th		50's		8
233-001	1108 5th	Humobldt Driving School			9
233-001	1102 5th	AA Cash AA Check	50's		10
	505 L	?			11
233-011	515 L		40's & 50's	Dwelling	12
192-002	502 L	COOP			13
192-002		COOP Parking			14
192-001		City Parking Lot			15
191-004	501 K	8% Bonds	Late 30's, early 40's	same bldg as Vickers	15
193-004	514 K	Vickers Insurance	Late 30's, early 40's	same bldg as 8% Bonds	16
193-003		Parking Lot			17
193-002	924 5th	Law Offices of Gerry McGee	in time period		18
193-001	509 J	Chapel of the Ferns	1960 and 1970	Building constructed in two parts	19
194-001		County Parking			20
144-003	734 5th	Downtown Express Café	1958	Various Attorneys upstairs	21
144-003	504 I	Alex Padilla Bail Bonds	1958	Same Bldg	22
144-003	723 5th	James T. Madesn	1958	Same Bldg	22
143-012		Redwood Bank	1949		22
144-003	512 I	Pro Medical	1958	Same Bldg	23
144-002	730 5th	Offices - Various Suites		Janssen Building	24
144-007	718 5th	Weight Watchers	early 50's	separate Bldg	25
144-007	712 5th	Flour Garden Bakers	early 50's	separate Bldg	26
144-007	710 5th	Mojo Magic	early 50's	Separate Bldg	27
145-002		US Post Office and Courthouse	1909	Very historic building	28
145-001	515 G	Vern's Furniture		downstairs	29
145-001	517 G	Masonic Temple		upstairs	30
146-007	532 5th	various	20's	Same Bldg	31
146-007	"lookup"	Heuer's Florist	20's	Same Bldg	32
146-007	"lookup"	Heuer's Café	20's	Same Bldg	33
146-007	"lookup"	Heuer's Apts	20's	Same Bldg	34
146-006	528 5th	Serenity Books and Gifts			35
146-005	526 5th		20's		36
146-004	524 5th	Marcellas' Draperies	20's		37
146-003	520 5th	Take One Studios			38
146-002	516 5th	Brkram's Yoga			39
146-001		Domingos, Creative Endeavors, Primo		downstairs	40
146-001	various	Professional Building	?	upstairs offices	41
104-002		Parking for Professional Bldg			42
104-001		Hi-Value Appliance	abt 1950		43
105-011		Arkleyville	new	Disneyland	44
105-001		Northcoast Rep. Theater	1930's		45
106-003		Ramada Inn	Late 70's/early 80's		46
106-004		Old Town Brake and Auto	Late 60s.early 70's		47
073-002	136 5th	Dennys	1970's		48
073-001	110 5th	Enterprise Rental Cars	1960's	Old Service Station	49
071-006	109 5th	Empire Furniture	old		50
071-005	115 5th	Davis Electronic Service	old		51
071-004	117 5th	Apartment	old		52
071-003	123 5th	Barber College			53

103-005	203 5th	Humboldt Audio and Video	early 30's, late 30's	Variety some 1930, other 1870's	54
103-004	219 5th	Lloyd Bldg	abt 1900	heavily remodeled	55
103-003		Parking			56
102-006	303 5th	Sound Advice	< 1937		57
102-005	317 5th	Amiga's Burritos	circa 1930	same building as 311 and 315	58
102-005	311/315 5th	Republican Headquarters	circa 1930	same building as 317	59
101-006	417 5th	Connie A Lee Sweaters	1920's	Same Bldg	60
102-004		Security National Partners	abt 1980		60
101-006	415 5th	Rumors	1920's	Same Bldg	61
101-006	413 5th	Jessicas	1920's	Same Bldg	62
101-006	411 5th	Thto	1920's	Same Bldg	63
101-006	407 5th	Comic Castle	1920's	Same Bldg	64
101-006	401 5th	Ellis Art Engineering	1920's	Same Bldg	65
101-005	455 F	empty	late 50's		66
101-005	440 F	Moons	late 50's		67
101-005	445 F	Subway	late 50's		68
101-005	435 F	empty	late 50's		69
101-004	426 F	Northcoast Dance	1939		70
143-005		Plaza Design	1903		71
143-004		Red Cross Pharmacy	1930		72
143-003		Sweasy Theater			73
143-003		Club West and Philly Cheesesteak	1922		74
142-006	601 5th	Eureka Health Spa	1920's	same building	75
142-006	615 5th	Ichabods Billards	1920's	same building	76
142-005	621 5th	Samurai	1920's	same building	77
141-005	701 5th	Humboldt Bank	1908		78
141-004	735 5th	US Bank	after 1950 est 70		79
191-002		Humboldt County Courthouse			90
191-004		Humboldt County Jail			91
191-005		Humboldt County Parking Lot			92
195-007		State of California Parking			93
195-006		State of California Parking			94
195-005		State of California Parking			95
195-004		State of California Parking			96
196-004	1111 5th	Stantons	50's		97
196-003	1137 5th	Royal Inn	50's ?		98
226-005	433 M	Eureka Community School	50's		99
226-005	1213 5th	Operating Engineers Union	old		100
226-004		Ramone's Coffee Drivethru			101
226-004	420 N	Video Store Parking			102
226-003	420 N	The Video Store	abt 1960		103
226-002	1214 4th		Very old	includes a garage	104
226-001	1204/06 4th		Very old		105
223-005	4th and M	Quality Inn		on two parcels	106
226-006	417 M	John Ulm Insurance	1880's		106
223-006	4th and M	Quality Inn		on two parcels	107
173-005		Shell			107
173-006	1103 4th	State Farm		Roy Hansen Bldg	108
173-007	1107 4th	We the People		Roy Hansen Bldg	109
173-010	1109/1111 4th	Gold Coast Productions		Roy Hansen Bldg	110
173-001	301 3rd	Carter House	abt 1980		111
196-002		Budget Motel	?		111
196-001	1111 5th	Stantons Parking			112
195-003	406/424 L	Appartments	circa 1920's	Apartment	113
195-002	1040 4th		old		114
195-001	409 4th	EDD	time period	was 2 parcels, lot merge	115
174-006	1039 4th	IJAL Jamican Food	could be in period		116
174-006	1034 4th		could be in period		117

174-006	1031 4th	Apt	older	Apt	118
174-006	1025 4th	Apt	older	Apt	119
174-008	1017 4th	dwelling	older	2 bldgs, dwelling	120
174-009	1001 4th		newer building	Shingle	121
175-011	937 4th	Town House Motel	1960's		122
175-010	929 4th	AA Bar and Grill		same building	123
175-010	923 4th	Suite B		same building	124
175-010	921 4th	Bayview Bail	1960-s-70's	same building	125
175-006	930 3rd	Parking lot		was 2 parcels incl parking lot	126
175-007	905 4th	Courthouse market	> 1970	same building as Credit Union	127
175-007	4th and J	Coast Central Credit Union	> 1970	same building as 905 4th	128
175-009	930 3rd	Office Building			129
175-001	910 3rd	Old Towner Board and Room		was 2 parcels, lot merge	130
191-003		Humboldt County Jail			132
134-005	839 4th	County of Humboldt Data Processing	1970's		133
134-006		Union 76 Station			134
141-003		Parking			135
141-002	728 4th				136
141-007	712 4th	Dist Attorney Victim Witness Program			137
141-006		Parking Lot			138
135-006	705 4th	McMahons	50's-60's		139
135-005	705 4th	McMahons	50's-60's		140
135-004	735 4th	First American Title	early 70's		141
135-003	326 I	Cal North Adjusters	abt 1912	same building	142
135-003	322 I	Professional Office	abt 1912	same building	143
135-003	320 I	Central Office	abt 1912	same building	144
135-002		McMahons warehouse			145
135-001		McMahons			146
142-004	404 H	Fidelity Title	in 1958		147
142-007	look this up!!!				148
136-003	631 4th	McCracken Automotive	70's	Former Gas Station	149
136-004	617 4th	Lost Coast Brewery	1892		150
136-005	605 4th	Accounting Office	1957		151
138-001		City Parking Lot			152
094-002		Eureka City Parking	1950		152
136-002		City Parking Lot			153
094-006	535 4th	???			153
094-005	531 4th	Alex's Jewelry Box	1960's-70's	same bldg	154
094-005	527 4th	The Cloth	1960's-70's	same bldg	155
094-005	521 4th	Heritage Antiques	1960's-70's	same bldg	156
094-004	337 F	Washington Mutual			157
094-001	315 F	D&D Pawn			158
094-001	311 F	Dot and Daughter			159
094-001	301/305/307 F	Mazzoti's Restaurant			160
095-002	412 3rd	Salt and Surf	old		161
095-002	418 3rd	The Bead Shop	old		162
095-002	420 3rd	Apartment	old		163
095-002	424 3rd	empty	old		164
095-002	426 3rd	Hepagram Antiques	old		165
095-002	430 3rd	empty	old	Separate Bldg from S&K	166
095-002	306 F	S&K Card Room	old		167
095-002	308 F	Rocky's Barber Shop	old		168
095-002	310 F	Law Office Charles SL Vickers	old		169
095-002	318 F	Old Town Antique & Collectables	old	heavily remodeled	170
095-007	320 F	Kyoto Japanese Restaurant	< 1939		171
095-007	324 F	Calif. Indian Legal Services	< 1939		172
095-003	334 F	Bank of America	5/18/47		173
095-006		Parking Lot			174

095-006		Parking Lot			175
101-007		Six Rivers Bank	abt 1934		176
101-001		Bank (Six Rivers) Parking			177
102-007	416 E	CW Peterson Insurance	abt 1949-50	in study period	178
102-001		Apartment	1936		179
096-007		Parking			180
096-005		Parking			181
096-008	307 4th	LIU's Oriental Cuisine			182
096-001	310 3rd	General Hospital Dental Clinic		Dept of Rehab in back	183
096-002		Parking			184
093-015	321 3rd	321 Coffee	1906		185
093-008	317 3rd	Offices - long list of names			186
093-009		Parking			187
061-002	218 D	Roy's	1905 + new	old and new buildings	188
061-001	215 C	Mendenhall	abt 1950	Bit of a mess	189
061-013	217 3rd	White Distributors			191
061-013	213 3rd	Shanty			192
061-016	207-1/2 3rd	Apartment			193
061-016	207 3rd	The Schooner			194
061-017		City Parking Lot			195
066-005	228 3rd	K&M Glass		same as 066-004 (2 parcels)	196
066-004	228 3rd	K&M Glass	old	Brick portion is old	197
066-003	218/220 3rd	Apartment	unk		198
066-002	216 3rd	Apartment	abt 1905		199
066-001	315 C	Bat Kave	>54 but in period		200
066-001	202 3rd	Lufkin Photo	1970's		201
065-002	304 C	Humboldt Import Parts	unk 1960-70's		202
065-001	3rd and B SE corner				203
065-005	101 4th	New Troy Cleaners			204
065-004	109A/109B 4th	For Sale	in period		206
065-003	129 4th	Sunrise Imports	60's-70's		207
066-006	235 4th	State Farm	70's		208
066-007	205 4th	Parts Warehouse	abt 1917	also 325/327 C	208
066-006	215 4th	Eureka Community School	70's		209
066-006		parking between buildings			210
071-002		Parking			211
071-001	108 4th	G&C Used Cars	1940's	Old Service Station	212
103-001	204 4th	Joe's Smoke Shop	abt 1920's		213
103-001	219 4th	Smile of Siam	same as above		214
103-001	222 4th	Old Town Video	same as above		215
143-010					220
143-011		Parking		(was Dalys)	221
143-002		Advantage Rental	< 1939		223
103-006		Parking			240
103-009	230 4th	Eureka Trading Company	Late 70's		241